



PLANNING & ZONING REPORT

Zoning Board of Appeals Meeting of May 17, 2022

File # 023-22

APPLICANT: City of Rockford and Rockford Area Convention & Visitors Bureau

LOCATION: 1436 North Main Street

REQUESTED ACTION: A Special Use Permit for a Mural on a building in a C-2, Limited Commercial Zoning District.

EXISTING USE: Commercial building

PROPOSED USES: Commercial building with mural

DIMENSIONS: See Exhibit D. **SQUARE FOOTAGE:** 7059.28 sq. ft.

ADJACENT ZONING AND LAND USES:

NORTH:	C-2	Vacant commercial land
EAST:	C-2	Parking lot, Midland States Bank
SOUTH:	C-2	Vacant Commercial buildings
WEST:	C-2, R-1	Fiore Di Amore, Single-family residences

YEAR 2020 PLAN: C Retail

SOILS REPORT: No soils report on file.

HISTORY: There is no relevant history in the immediate area.

REVIEW COMMENTS: The Applicant is requesting a Special Use Permit for a Mural on a building in a C-2, Limited Commercial Zoning District. Exhibit A shows that the subject property is located on the northwest side of North Main Street and Auburn Street. The subject property is mostly surrounded by commercial uses (Exhibit B & C).

The Applicant, in conjunction with the Rockford Area Convention & Visitor's Bureau, is proposing a Special Use Permit to allow murals. Within Section 51-010 of the Zoning Ordinance it states, "murals are allowed in the C-2 District by means of a Special Use Permit provided that positive findings of fact are made by City Council."

Exhibit D shows that the proposed location will be on the north side of the building. The building wall is exposed on the north side and visible from North Main Street and Auburn Street.

Rockford Area Convention & Visitors Bureau, (RACVB) announced in April 2022 that CRE8IV would be returning this year. CRE8IV is a community-building, arts-infused event launched in 2019 as part of

RACVB's place making and public art efforts designed to enhance the region for residents and visitors. In its first year, CRE8IV artists painted nine murals in downtown Rockford. Last year, RACVB fundraised and had community support to do eight murals in Rockford and have created 24 murals throughout the Rockford region via CRE8IV since its inception. The locations that have been selected are based on visibility, location and overall pedestrian traffic. At this time, staff does not have a proposed mural elevation. However, CRE8IV is working with the neighborhood to bring together a veteran themed mural. Once the mural elevation is created, it must be submitted to Staff to be reviewed and approved prior to installation.

Staff supports the idea of attracting and encouraging the community in promoting murals. Murals are a growing trend and have a positive effect to the community, allowing art apprentices the opportunity to increase their knowledge and experience installing murals and organizing projects along with gaining technical abilities. Additionally, this proposal is bringing awareness of the talented artists in this community and throughout the country.

Exhibit E is the service calls in the last two (2) years. There was a total of 15 calls. The reported offenses range from all other offenses involving children to alarm-holdup/panic.

Staff feels that this mural will enhance the surrounding area and feels the Applicant's proposed request is reasonable and recommends approval.

RECOMMENDATION: Staff recommends **APPROVAL** of a Special Use Permit for a Mural on a building in a C-2, Limited Commercial Zoning District, subject to the following conditions:

1. Submittal of mural elevation and placement of mural on building for staff's review and approval prior to installation.
2. A sign permit shall be required including an illustration of the proposed art work shall be submitted with the permit application.
3. The mural panels may not consist of a vinyl banner material within a frame.
4. The mural must be maintained to meet code.

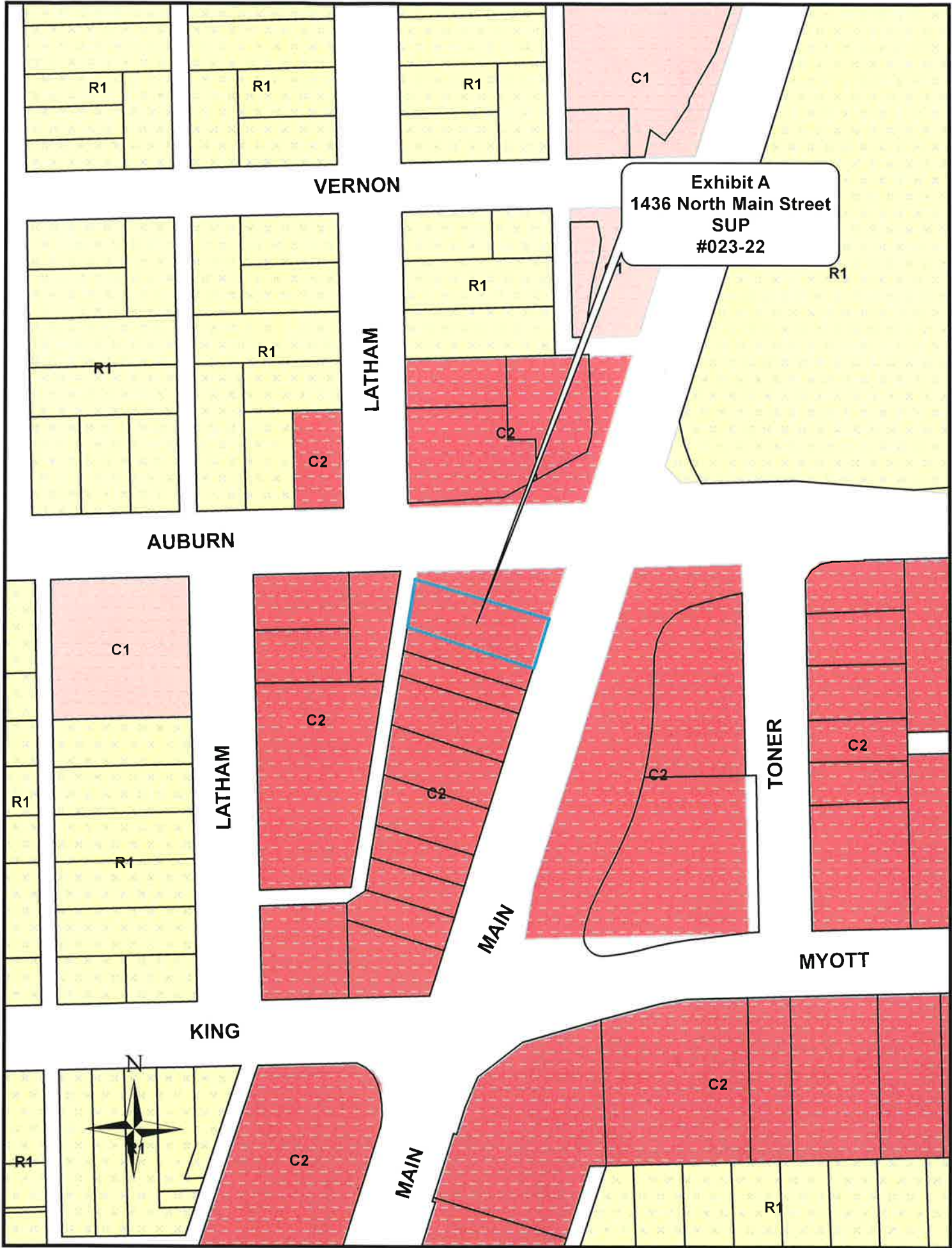
See attached findings of fact.

SC: BM 05/06/2022

**FINDINGS OF FACT FOR APPROVAL OF A
SPECIAL USE PERMIT FOR A MURAL ON A BUILDING
IN A C-2, LIMITED COMMERCIAL ZONING DISTRICT
LOCATED AT 1436 NORTH MAIN STREET**

Approval of this Special Use Permit is based upon the following findings:

1. The establishment, maintenance, or operation of the Special Use Permit will not be detrimental to or endanger the public health, safety, morals, comfort, or general welfare of the community.
2. The Special Use Permit will not be injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted, and will not substantially diminish or impair property values within the neighborhood.
3. The establishment of the special use will not impede the normal or orderly development and improvement of the surrounding property for uses permitted in the district.
4. Adequate utilities, access roads, drainage and/or necessary facilities have been, are being, or will be provided.
5. Adequate measures have been or will be taken to provide ingress or egress so designed as to minimize traffic congestion in the public streets.
6. The special use shall conform to the applicable regulations of the C-2 District in which it is located.



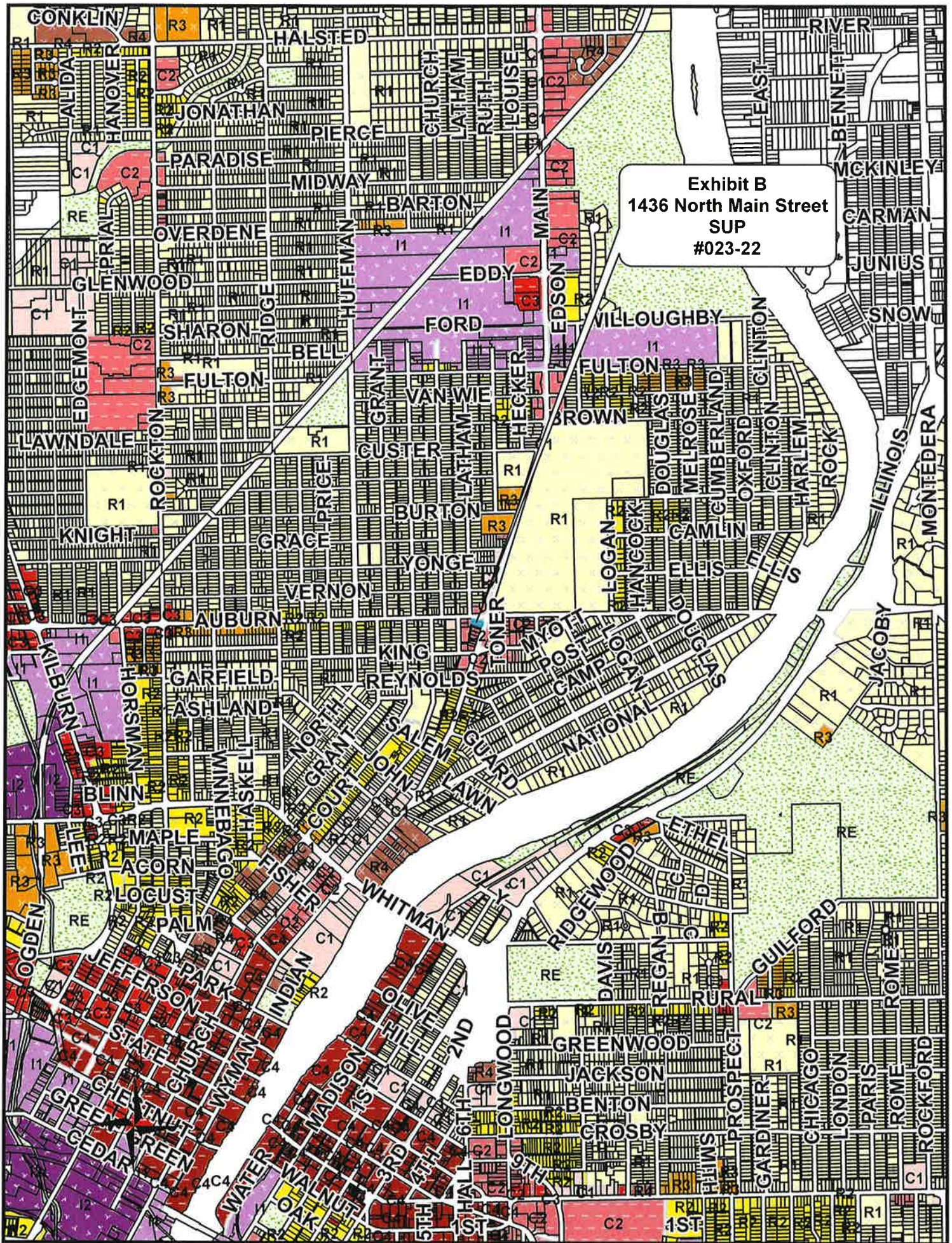


Exhibit B
1436 North Main Street
SUP
#023-22





1436 N Main St.
North facing

Exhibit D
1436 North Main Street
SUP
#023-22



Wall: Rockford Billiard Café; 1436 N. Main St. (North facing)
Project to be completed in a future year

Please note that calls are subject to change as Calls for Service are submitted. Offenses represent the initial call: not the verified offense.

City of Rockford Police Department Calls for Service For 5/3/2020 to 8/18/2020



CFS Number	CFSDate	Time	Reported Offense (Non-Verified)	Location
20-082282	07/27/2020	16:10	1780 All other offenses involving children	1436 N MAIN ST

Please note that the Call for Service is specified for a property. Location is not specific to any person, place, or event. Call for service location is tied to the location to where the call was received.

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Data obtained from NetRMS.
Produced: 5/4/2022 11:32:19AM

Exhibit E
1436 North Main Street
SUP
#023-22

1

Call Number	Event Date	Location	Situation Reported	Call Disposition	Agency
22-064699	2022-04-01T21:50:23	1436 N Main St	ALARM - HOLDUP/PANIC	NRPT - NO REPORT / NRPT - NO REPORT	Rockford Police Department
22-043275	2022-03-03T10:49:28	1436 N Main St	CRU	NRPT - NO REPORT / NRPT - NO REPORT	Rockford Police Department
22-033352	2022-02-17T18:57:36	1436 N Main St	DISORDERLY	NRPT - NO REPORT / NRPT - NO REPORT	Rockford Police Department
22-032851	2022-02-17T07:22:35	1436 N Main St	ALARM - BURGLAR	NRPT - NO REPORT / NRPT - NO REPORT	Rockford Police Department
21-248106	2021-11-16T10:06:55	1436 N MAIN ST	SUSPICIOUS INCIDENT	RPT - REPORT	Rockford Police Department
21-244662	2021-11-11T00:15:37	1436 N Main St	911 DUPLICATE CALL	DUP - DUPLICATE	Rockford Police Department
21-189541	2021-09-01T22:44:14	1436 N Main St	WELFARE CHECK	NRPT - NO REPORT	Rockford Police Department
21-173250	2021-08-12T22:24:54	1436 N Main St	DISORDERLY	RPT - REPORT	Rockford Police Department
21-121823	2021-06-13T00:59:57	1436 N Main St	DISORDERLY	CALLER CANCELLED UTL - UNABLE TO LOCATE / UTL -	Rockford Police Department
21-112397	2021-06-01T21:47:13	1436 N Main St	SUSPICIOUS INCIDENT	UNABLE TO LOCATE RE-ASSIGN/CHANGE OF CALL(UNIT) /	Rockford Police Department
21-088305	2021-05-03T11:41:59	1436 N Main St	CIVIL PROCESS	LAWNO - LAW NO DISPOSITION	Rockford Police Department
21-076560	2021-04-18T00:48:00	1436 N Main St	BATTERY JUST OCCURRED	RPT - REPORT	Rockford Police Department
21-062016	2021-03-29T23:22:13	1436 N Main St	WELFARE CHECK	RPT - REPORT	Rockford Police Department
21-029914	2021-02-13T00:41:03	1436 N Main St	WELFARE CHECK	NRPT - NO REPORT / NRPT - NO REPORT	Rockford Police Department